



UDC Interpretation		
	Determining Lot Area and Lot Frontage in Residential-Traditional (R-1) Zone District	
	UDC Section: 50-14.5	Date of Interpretation: 12/13/10
Approved by:	Cindy Petkac, Land Use Supervisor	

BACKGROUND: The Unified Development Chapter of the City of Duluth Legislative Code (UDC) is the official body of rules and regulations to guide land use and development in the City of Duluth, Minnesota. UDC Sec. 50-10 *Interpretation* authorizes the land use supervisor to interpret the provisions of this Chapter.

UDC INTERPRETATION: UDC Sec. 50-14.5 *Residential-Traditional (R-1) District*, Table 50-14.5-1 *R-1 District Dimensional Standards* includes the lot standards for the Residential-Traditional (R-1) zone district.

The lot standard for the minimum lot area per family (one-family) is the larger of 4,000 sq ft or average of developed 1-family lots on the block face. The definition for "Lots on the block face" (Sec. 50-41.177) applies - "When a dimensional standard is calculated based on a dimension measured for "lots on the block face" the measurement shall apply only to (a) developed lots on the same side of the street between the next 2 intervening side streets, and (b) lots that face developed streets (not to street shown on a plat or map that have not been constructed." For purposes of this measurement, all contiguous lots in common ownership shall be considered as a single lot (not as separate platted lots)." *Therefore, to determine the minimum lot area per family, you would add up the lot area for all of the developed lots on the same side of the street as the property in question, between the next 2 intervening side streets. You would only include those properties that are zoned R-1 and would include the property in question in the calculation. You would then divide that number by the total number of lots.*

The lot standard for the minimum lot frontage (one-family, two-family and townhouse) is the larger of 30 ft. or average of developed lots with similar uses on the block face. The definition for "Block face" (Sec. 50-41.38) applies - "All lots abutting both sides of a street (street A) between the nearest two streets that intersect street A." *Therefore, to determine the minimum lot frontage, you would add up the lot frontage for all the developed lots on both sides of street A that front on street A, between the nearest two streets. You would only include those properties that are zoned R-1 and would include the property in question in the calculation. You would then divide that number by the total number of lots.*

The City anticipates there may be a technical correction to Table 50-14.5-1 to base minimum lot area and minimum lot frontage on the median rather than the mean average, along with modifications to the definitions of "Lots on the Block Face" and

“Block Face” to provide clarification as described above. These technical corrections will be part of the six month UDC amendment package in 2011.

DISCLAIMER: While it is the intent of the administration to submit a technical correction to the city council consistent with this interpretation, the code can only be amended by city council action. This interpretation is not intended to be a promise or guarantee that the proposed amendment will be enacted.